

91-02413

## SUPPLEMENTAL DECLARATION FOR

RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B

WHEREAS, by Declaration dated July 3, 1990, (hereinafter referred to as the "Declaration"), MOUNT BACHELOR VILLAGE CORPORATION (hereinafter referred to as "Declarant"), submitted certain property to the provisions of the Oregon Condominium Act;

WHEREAS, the Declaration provides a plan of development permitting the annexation of additional land and the construction by Declarant of additional units in River Ridge One Condominiums of Mt. Bachelor Village;

WHEREAS Declarant desires to submit the property described in this Supplemental Declaration known as River Ridge One Condominiums of Mt. Bachelor Village, Stage B, together with all improvements now existing or hereafter to be constructed thereon, to the provisions, restrictions and limitations of the Oregon Condominium Act, Oregon Revised Statutes, Section 100.005 through Section 100.990.

NOW, THEREFORE, it is declared as follows:

Section 1. Definitions.

The capitalized terms used herein shall have the same meanings assigned to those terms as set forth in Section 1 of the Declaration.

Section 2. Name of the Property.

The property subject to this Supplemental Declaration for River Ridge One Condominiums of Mt. Bachelor Village, shall be known by the name River Ridge One Condominiums of Mt. Bachelor Village, Stage B, hereinafter referred to as "River Ridge One, Stage B".

Section 3. Description of the Property.

This Supplemental Declaration submits to the provisions, restrictions and limitations of the Oregon Condominium Act and to the Restated Mt. Bachelor Village Charter dated February 6, 1987, and recorded February 9, 1987, in Volume 140, Page 2954, Official Records of Deschutes County, Oregon, the land owned in fee simple and described on Exhibit "A", attached hereto, together with the units described and all other improvements now existing or to be

constructed on such land which together shall constitute Stage B of the Plan of Development.

Section 4. General Description of the Units.

River Ridge One, Stage A has been completed and consists of four units, as described in the Declaration. River Ridge One, Stage B, consists of four units. The units in Stage B shall be situated in one structure, which shall be a three-story wood frame structure with no basement. The dividing walls between adjoining outdoor covered decks are not part of the units. The unit designation, description, location and approximate area of the units in River Ridge One, Stage B are indicated on Exhibit "B" attached hereto. The units shall be bounded by the undecorated surface of the interior perimeter walls, floors and ceilings, exclusive of any common elements. All doors, door frames, windows, window frames, hot water heaters, furnaces, hot tubs on any decks and nonloadbearing walls within a unit are part of the unit.

Section 5. Common Elements.

a. The general common elements shall consist of all portions of the property not part of a unit or a limited common element, including all the above-described land; all foundations, columns, girders, beams and supports; fireplace chimneys except for fireplace chimney flues; all stairs and corridors, except stairs within units having more than one story; all exterior walls of the buildings in which the units are situated and all walls and partitions separating units from corridors, other units or stairs, together with the dividing walls between adjoining outdoor covered decks; parking areas, driveways, walkways, landscaping, utilities and all the appurtenances thereto.

b. The limited common elements shall consist of exterior balconies, decks attached to individual units, including the railings thereof but not the dividing walls between adjoining decks, fireplace chimney flues, the storage areas and covered parking spaces shown on Exhibit "B", all of which shall be appurtenant to the units which they are designated to serve as shown on Exhibit "B".

Section 6. Percentage of Interest in Common Elements.

The units in both Ridge One, Stage A and Stage B shall have an equal one-eighth interest in the common elements. This interest may be modified as provided in Section 26 of the Declaration. Interests in common elements are to be allocated to units on an equal basis. Such undivided interest in the common elements shall not be separated from the unit to which it appertains and shall be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in

the conveyance or other instrument.

The common elements shall remain undivided, and no unit owner may bring any action for partition or division of any part thereof while the property is subject to this Declaration. Any covenant to the contrary is void.

Section 7. Incorporation by Reference.

Except as otherwise set forth herein, the provisions of the Declaration are incorporated herein by reference.

IN WITNESS WHEREOF Declarant has executed this Supplemental Declaration this 5<sup>th</sup> day of DECEMBER, 1990.

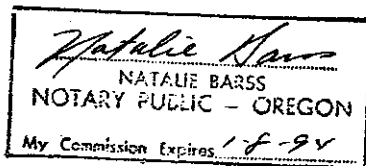
MOUNT BACHELOR VILLAGE CORPORATION

By Michael P. Hollern

Michael P. Hollern

STATE OF OREGON, County of Deschutes, ss:

This instrument was acknowledged before me on the 5<sup>th</sup> day of DECEMBER, 1990, by MICHAEL P. HOLLERN, President of Mount Bachelor Village Corporation, an Oregon Corporation, on behalf of the corporation.

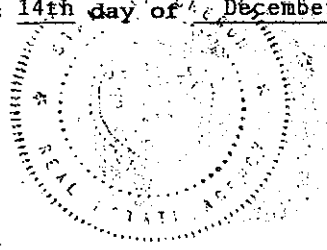


Natalie Barss  
Notary Public for Oregon  
My Commission Expires 1-8-91

COUNTY ASSESSOR

COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 14th day of December, 1990.



MORELLA LARSEN  
REAL ESTATE COMMISSIONER

By: Stan T. Mayfield

## DESCRIPTION SHEET

227 - 1830

A parcel of land located in a portion of the North One Half (N1/2) of Section Seven (7), Township Eighteen (18) South, Range Twelve (12) East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly Right of Way Line of Mt. Bachelor Village Drive and also being the Northeast corner of the plat boundary of "RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A" which bears North 55°34'01" East, a distance of 731.04 feet from the "Initial Point" for the plat of Ski House III, said point also being the initial point for this plat; thence along said Southerly Right of Way line of said Mt. Bachelor Village Drive around a 97.40 foot radius curve left 35.46 feet (chord bears North 68°10'00" East, 35.26 feet); thence South 22°49'43" East, a distance of 319.65 feet; thence South 34°37'39" West, a distance of 93.73 feet to the most Easterly corner of said plat of "RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A"; thence along said Easterly plat boundary of said "RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A" the following four courses:

North 26°52'18" West, a distance of 232.63 feet;  
North 63°07'42" East, a distance of 26.49 feet;  
North 20°46'21" West, a distance of 113.76 feet;  
North 29°16'43" East, a distance of 37.58 feet to the Point of

beginning. the terminus of this description.

ZZZZ/37

END

*RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B*  
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**SURVEYOR'S CERTIFICATE**  
 Approved for the State of Texas, February 15, 1999, by the State Board of Professional Engineering Surveyors, Inc.

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 16 EAST, WYATT TERRITORIAL CITY OF NEBRASKA, NEBRASKA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NORTH 240 32' 18" WEST A DISTANCE OF 228.63 FEET  
 NORTH 520 00' 00" WEST A DISTANCE OF 30.48 FEET  
 NORTH 520 00' 00" WEST A DISTANCE OF 30.48 FEET  
 NORTH 290 16' 43" EAST A DISTANCE OF 117.58 FEET TO THE POINT OF  
 BEGINNING, THE REMAINDER OF THIS DESCRIPTION.

GARY V. HEDCOCK, P.L.S. 1678

OBSERVED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

[illegible]

**DECLARATION:**

[illegible]

BY \_\_\_\_\_  
MICHAEL P. HOLLERN, PRESIDENT  
HOLLERN BUCKLETON VILLAGE CORPORATION

\_\_\_\_\_  
DATE

ACKNOWLEDGMENTS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 1998,  
BY MICHAEL P. HOLLER, PRESIDENT OF HUNTER BANCORP VILLAGE CORPORATION, AN OKLAHOMA  
CORPORATION, ON BEHALF OF THE CORPORATION.

**ACTUARY PUBLIC FIN. THE STATE OF TEXAS**

**ASSESSOR'S CERTIFICATE**

**AN COMMISSION TERMES**

## ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1990-1991 TAX ROLL HAVE BECOME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING CALENDAR YEAR HAVE BEEN PAID TO ME.

BY \_\_\_\_\_  
DESCRIPTIVE QUALITY ASSESSOR

DATE \_\_\_\_\_

APPENDIX

THE "A13" RIVER RIDGE (THE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE 3) AS LOCATED IN THE CITY OF BEAVER CREEK COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

CITY OF WEST PLANNING DEPARTMENT	1999
CITY OF WEST PLANNING DEPARTMENT	1999

CITY OF SECON SURVEYOR \_\_\_\_\_ 1999

DEBCHUTES CINCULTY ASSESSOR	1999
DEBCHUTES CINCULTY TAX COLLECTION	1999

RECEIPTS CHURCH CONGREGATION

DECATUR COUNTY CHINA STONE

DESIGNEES COUNTY COMMISSIONER

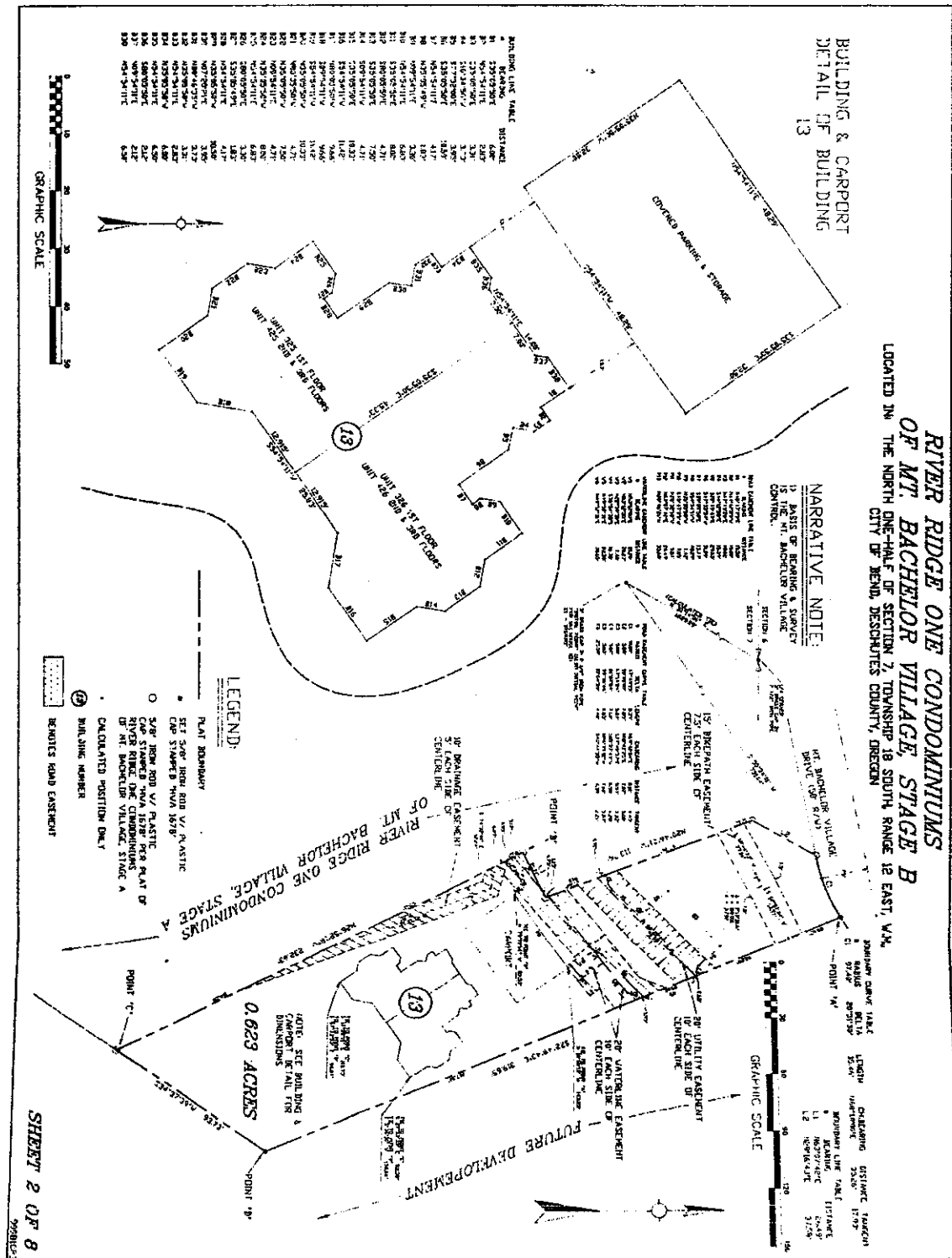
199

### WATER RIGHTS NOTE

AND WAITER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAN  
BY: \_\_\_\_\_

**PREPARED BY:**

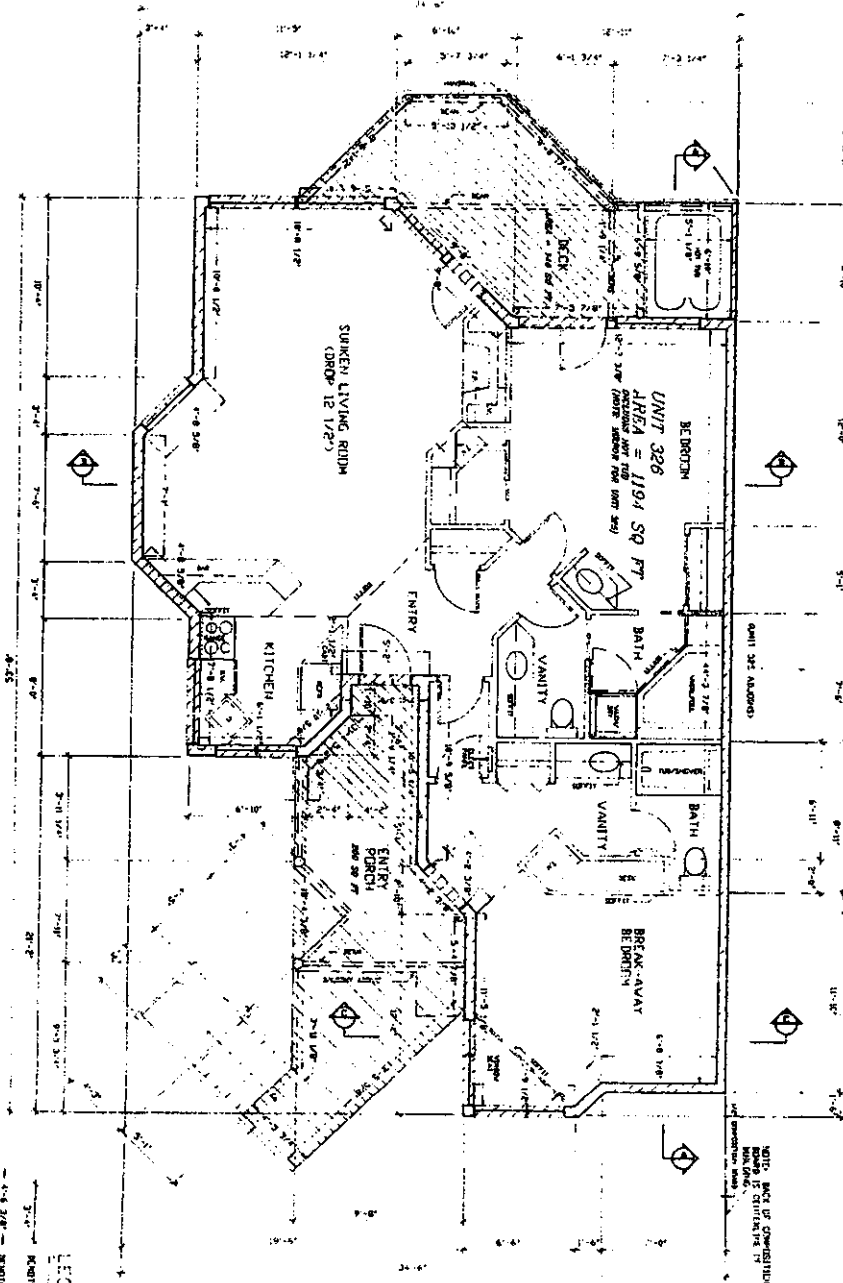
HIGGINS, WILLIAM  
 & ASSOCIATES, INC.  
 10000 W. 10th Ave., Suite 100  
 Denver, CO 80231  
 Tel: 303-751-1000  
 Fax: 303-751-1001



# FIRST FLOOR PLAN

1/4" = 1'-0"

AREA 1194 SQ FT--UNIT 326 QUANT 326 IS A MIRROR IMAGE OF 326



RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B  
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, VA.  
CITY OF BEND, DESCHUTES COUNTY, OREGON

## GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

## LEGEND:

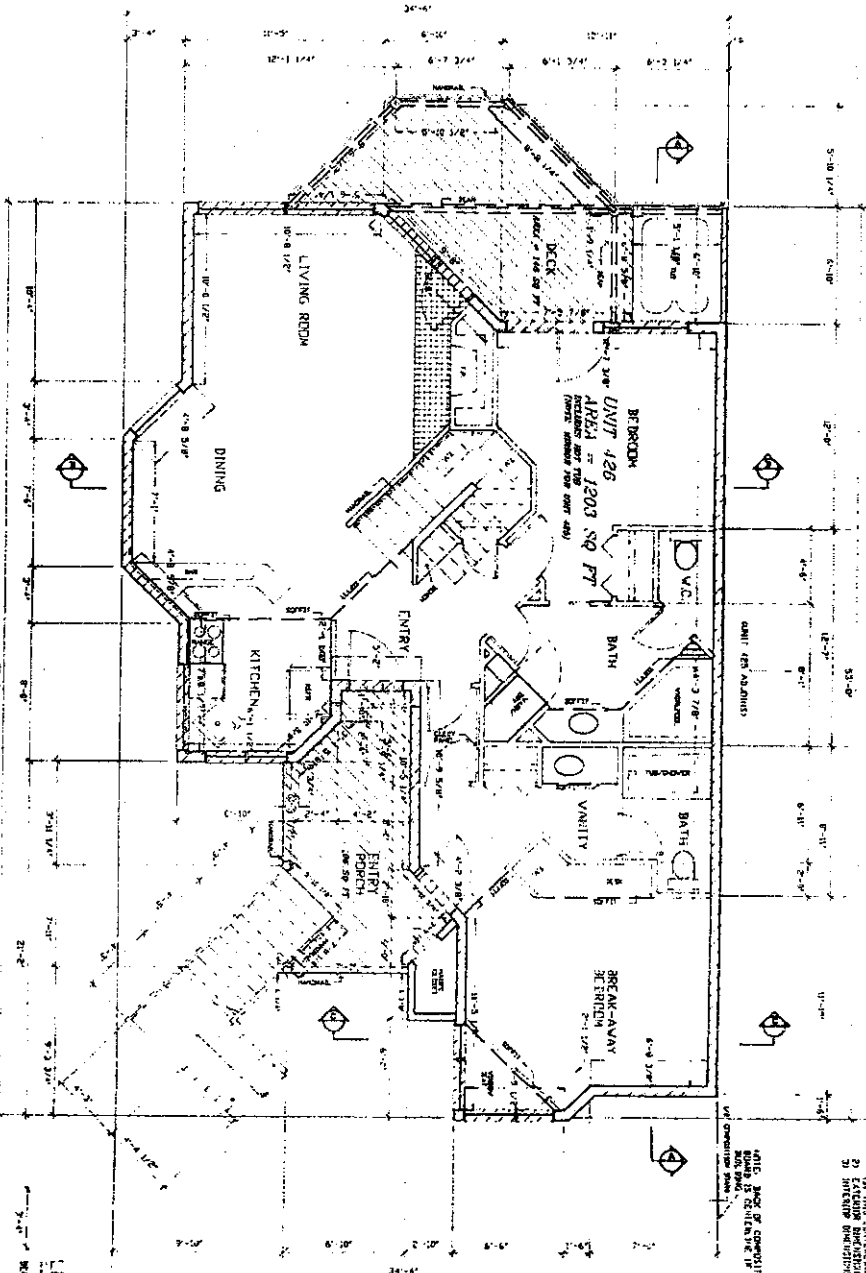
- ROOMS EXTERIOR BREAKFAST
- ROOMS INTERIOR BREAKFAST
- ROOMS OTHER BREAKFAST
- ROOMS OTHER BREAKFAST

**RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B**  
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, 11N,  
CITY OF SEASIDE, DESCHUTES COUNTY, OREGON

**SECOND FLOOR PLAN**

1/4" = 1'-0"

AREA: 1203 SQ. FT.—UNIT 426 (UNIT 425 IS A HARBOR IMAGE OF 480)



**GENERAL NOTES:**  
1. CENTER LINE OF BUILDING IS SHOWN FOR  
CONSTRUCTION. BUILDING IS SHOWN  
2. EXISTING BUILDINGS ARE TO REMAIN UNLESS  
3. INTERIOR DIMENSIONS ARE TO FINISH WALLS.

**LEGEND:**

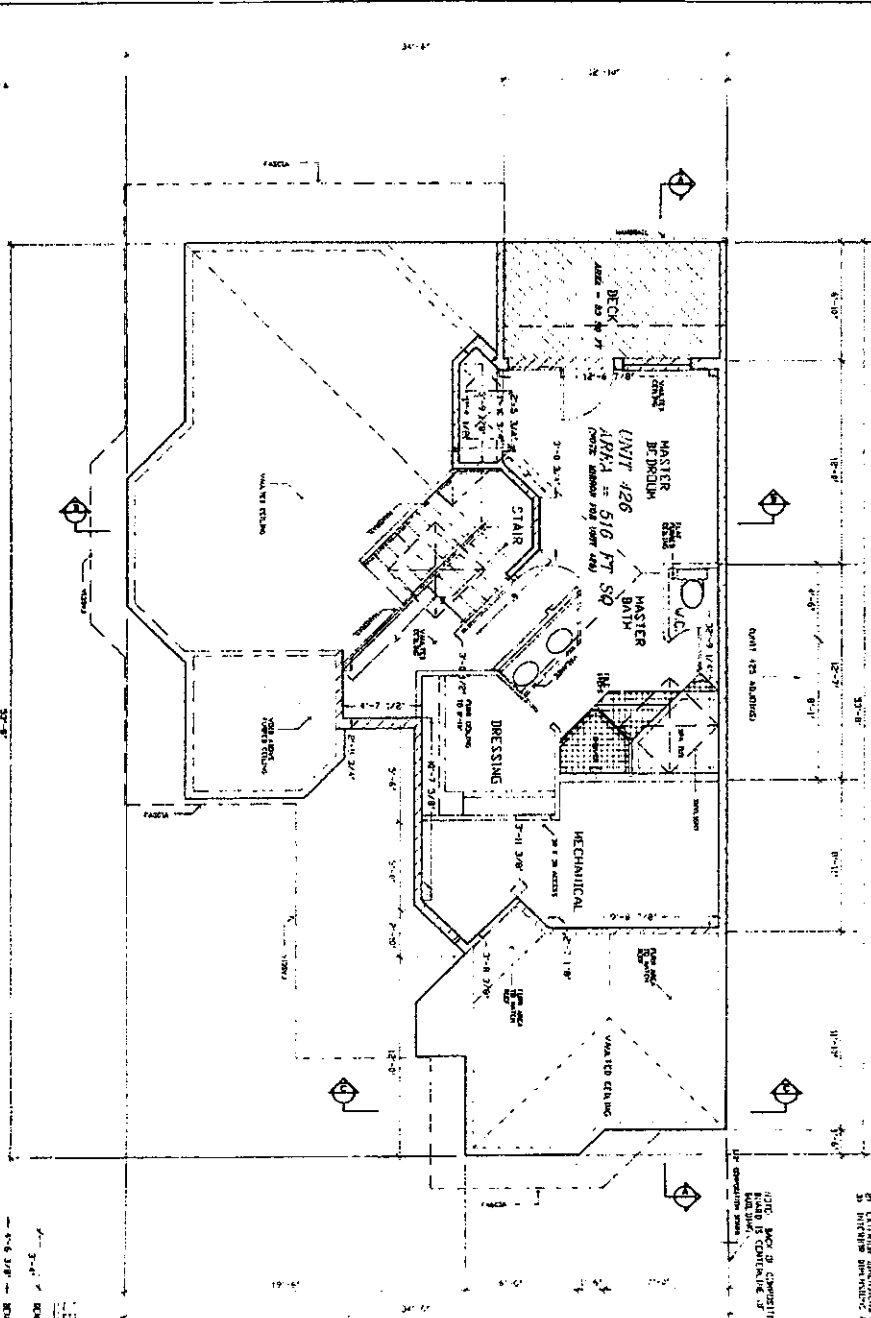
- 1/4" = 1'-0" — INDICATES INTERIOR DIMENSIONS
- 1/4" = 1'-0" — INDICATES EXTERIOR DIMENSIONS
- 1/4" = 1'-0" — INDICATES COMMON ELEMENTS
- 1/4" = 1'-0" — INDICATES UNIT'S COMMON ELEMENTS

**SHEET 4 OF 8**



**RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B**

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 12 EAST, T4N,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



**THIRD FLOOR PLAN**

AREA: 516 SQ FT—UNIT 426 (UNIT 425 IS A MIRROR IMAGE OF 426)

1/4" = 1'-0"

- LEGEND:**
- 3'-0" x 3'-0" ROOF'S EXTERIOR FINISHES
  - 4'-0" x 4'-0" ROOF'S INTERIOR FINISHES
  - ROOF'S COMMON ELEMENTS
  - ROOF'S LIMITED COMMON ELEMENTS

**GENERAL NOTES:**

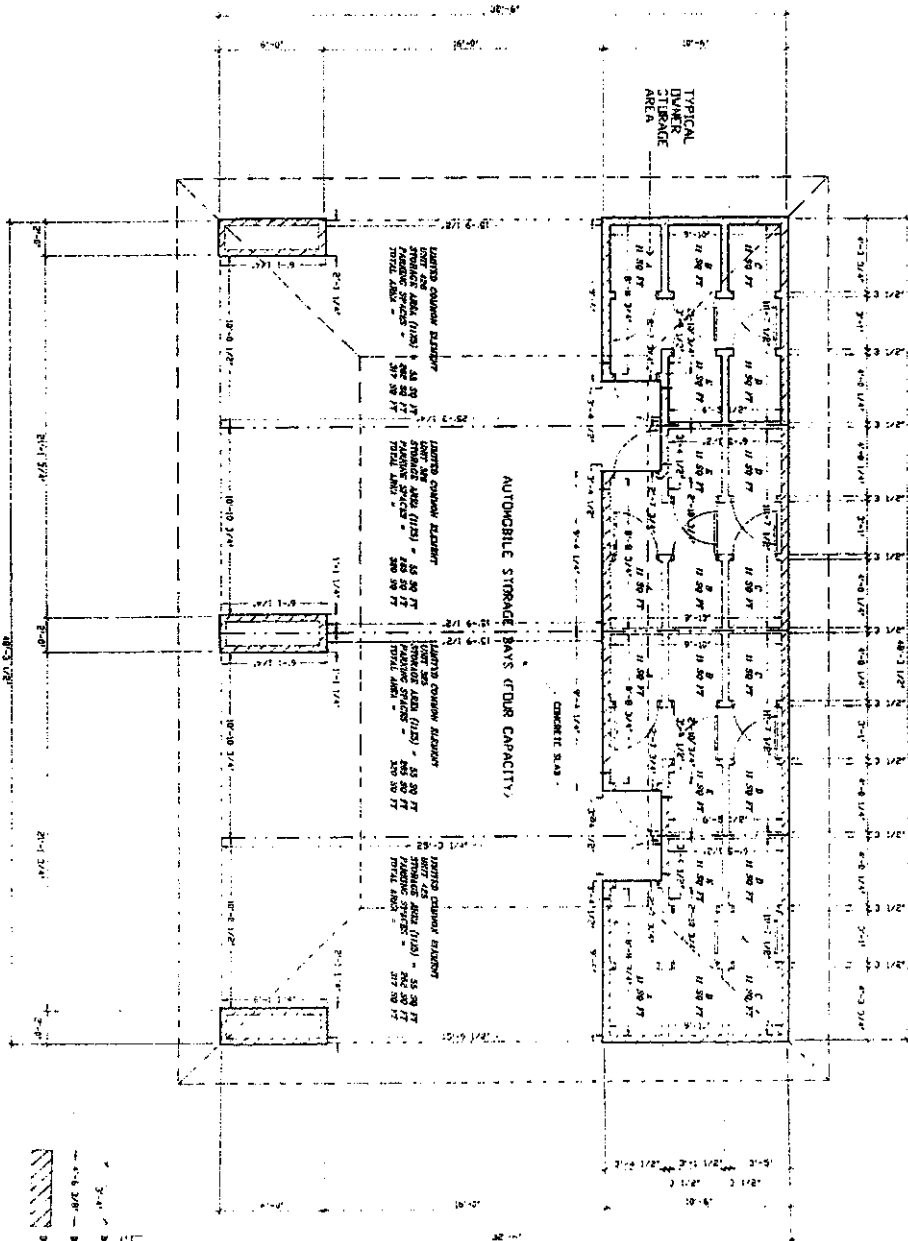
- 1. CONSTRUCTION OF BUILDING IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT.
- 2. CONSTRUCTION OF ROOF FINISHES IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT.
- 3. CONSTRUCTION OF ROOF FINISHES IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT.
- 4. CONSTRUCTION OF ROOF FINISHES IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT.
- 5. CONSTRUCTION OF ROOF FINISHES IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT.

**RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B**

LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, V.4,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

GENERAL NOTES:

29) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.  
29) INTERIOR DIMENSIONS ARE TO FINISH WALLS.



LEGEND

3-4'      ✓      METRIC LITRE DIMENSION

6-2-81 - DEPT'S INTERVIEW

DEACTIVATED AND INACTIVE

## STORAGE & COVERED PARKING

$$U_4' = 1'-0'$$

**SHEET 8 OF 8**

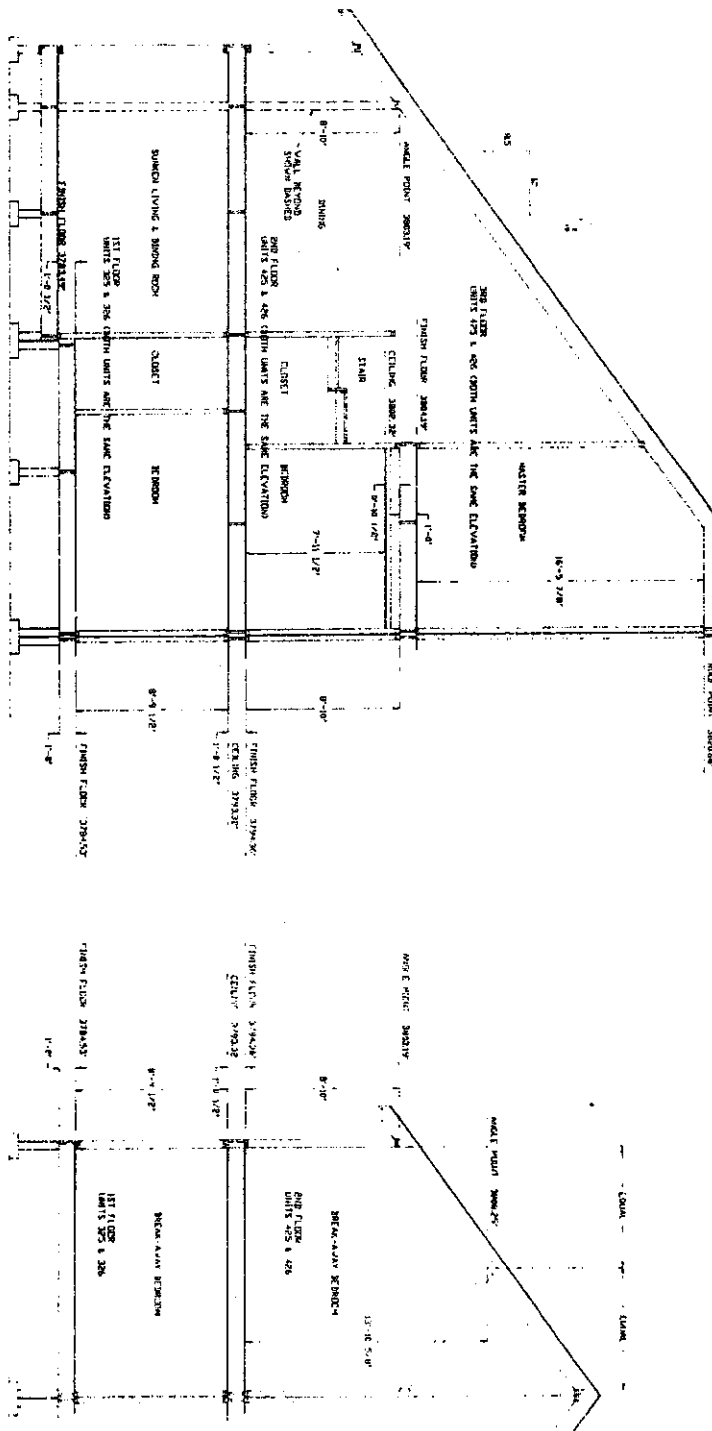
**SECTION A-A**

NOTE: ELEVATIONS SHOWN ARE BASED UPON ELEVATION 376.985 AS ESTABLISHED AT THE "B" MASS CAP BY A 2 1/2" BROW PIPE FOR THE "NATURAL POND".

TYPICAL EXTERIOR WALL	TYPICAL INTERIOR WALL
GAPAGI WALL	TYPICAL
$I' = I'$	

**SHEET 7 OF 8**

**RIVER RIDGE ONE CONDOMINIUMS  
OF MT. BACHELOR VILLAGE, STAGE B**  
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, VA.  
CITY OF BEND, DESCHUTES COUNTY, OREGON



SECTION B-B

BUILDING SECTIONS & ELEVATIONS 1/4" = 1'-0"

SECTION C-C

SHEET 8 OF 8

227 - 1839

STATE OF OREGON )  
COUNTY OF DESCHUTES ) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:

91 JAN 30 PH 3:20  
MARY SUE PENHOLLOW  
COUNTY CLERK

BY. P. L. L. DEPUTY

NO. 91-2443 FEE 65-  
DESCHUTES COUNTY OFFICIAL RECORDS